

148.0

0003

0011.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

810,200 / 810,200

USE VALUE:

810,200 / 810,200

ASSESSED:

810,200 / 810,200

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
28		FESSENDEN RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	MARINO MARK W
Owner 2:	
Owner 3:	

Street 1: 28 FESSENDEN ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: NASH BRIAN K -

Owner 2: FONTAINE LAURIE A -

Street 1: 28 FESSENDEN ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 7,362 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1905, having primarily Vinyl Exterior and 1290 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code Descrip/No Amount Com. Int

<b>EXTERIOR INFORMATION</b>			<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>									
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1 Total: 1	Full Bath: 1 Rating: Very Good	A Bath: Rating:	3/4 Bath: Rating:	A 3QBth: Rating:	1/2 Bath: 1 Rating: Good	A HBth: Rating:	OthrFix: Rating:	FFL (48) 12 4 ENT (20)								
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: %	Roof Struct: 5 - Mansard	Roof Cover: 1 - Asphalt Shgl	Color: GREEN	View / Desir:	OTHER FEATURES	1st Res Grid Desc: Line 1 # Units: 1									
<b>GENERAL INFORMATION</b>			Location:	Kits: 1 Rating: Very Good	A Kits: Rating:	Fpl: 1 Rating: Average	WSFlue: Rating:	Level FY LR DR D K FR RR BR FB HB L O	Upper	27 SFL FFL BMT (621)								
Grade: C+ - Average (+)	Year Blt: 1905	Eff Yr Blt:	Total Units:	Floor:	Other	Lvl 2	Lvl 1	Lower	Totals RM: 6 BR: 3 Baths: 1 HB: 1	27								
Alt LUC:	Alt %:	Jurisdct:	Fact: .	% Own:	Condo Information	REMODELING	RES BREAKDOWN			1 21 1 EFP (147) 7								
Const Mod:	Lump Sum Adj:	Name:	DEPRECIATION	Exterior:	No Unit	RMS	BRS	FL										
INTERIOR INFORMATION			Avg Ht/FL: STD	Functional:	1	6	3											
Prim Int Wall: 2 - Plaster	Economic:	Special:	Override:	Kitchen:														
Sec Int Wall: %			Total: 10.8 %	Baths:														
Partition: T - Typical	Plumbing:	Electric:		Plumbing:														
Prim Floors: 3 - Hardwood	Heating:	General:		Electric:														
Sec Floors: %				Heating:														
Bsmnt Flr: 12 - Concrete				General:														
Subfloor:	Basic \$ / SQ: 125.00	Size Adj.: 1.35000002	Const Adj.: 1.07089281															
Bsmnt Gar:	Adj \$ / SQ: 180.713	Other Features: 88954	Grade Factor: 1.10	NBHD Inf: 1.00000000	WtAv\$/SQ:	AvRate:	Ind.Val											
Electric: 3 - Typical				NBHD Mod:														
Insulation: 3 - Typical				LUC Factor: 1.00	Juris. Factor:		Before Depr: 198.78											
Int vs Ext: S				Adj Total: 399858	Special Features: 0		Val/Su Net: 171.66											
Heat Fuel: 1 - Oil				Depreciation: 43185	Final Total: 356700		Val/Su SzAd: 276.51											
Heat Type: 3 - Forced H/W				Depreciated Total: 356673														
# Heat Sys: 1	% AC: 100	Solar HW: NO	% Sprinkled:															
% Heated: 100																		
<b>MOBILE HOME</b>			Make:	Model:	Serial #:	Year:	Color:											
<b>SPEC FEATURES/YARD ITEMS</b>			<b>PARCEL ID</b> 148.0-0003-0011.A															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	18X18	A	AV	1930	22.72	T	40	101				4,400		4,400
2	Frame Shed	A	Y	1	6X12	A	AV	1970	0.00	T	39.2	101						
19	Patio	D	Y	1	8X12	A	AV	2000	6.00	T	15.2	101				500		500
More: N	Total Yard Items:	4,900	Total Special Features:		Total:	4,900												
<b>RESIDENTIAL GRID</b>																		
<b>REMODELING</b>																		
<b>RES BREAKDOWN</b>																		
<b>SUB AREA</b>																		
<b>SUB AREA DETAIL</b>																		
<b>IMAGE</b>																		
<b>AssessPro Patriot Properties, Inc</b>																		